

## Bosworth Avenue, Normanton



**Offers In Excess Of £150,000**



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On Bosworth Avenue, this charming semi-detached house in Normanton presents an excellent opportunity for families seeking a welcoming community.

The friendly town centre of Normanton is just a short distance away, offering a variety of shops and local transport options. This accessibility makes it easy to enjoy all the amenities the town has to offer, from shopping to dining.

In summary, this semi-detached house on Bosworth Avenue is a delightful family home that combines comfort, convenience, and a lovely community atmosphere. It is an ideal choice for anyone looking to settle in a friendly area with excellent local facilities.



- Quiet Residential Area
- Good Sized Lounge
- Fitted Kitchen and Pantry area
- Two first Floor Bedrooms
- Family Bathroom
- Outside garden and Patio area
- Close to Schools
- Central Heating Throughout
- Council Tax Band A
- EPC Grade D

Call **01977 285 111** to view this property or visit [www.crownestateagents.com](http://www.crownestateagents.com)

Opening hours:  
Mon - Fri 9am - 5pm  
Sat 10am - 2pm

### Front View

Accessed through the porch at the front of the property there is lawned areas to the front and side with low level fencing.

### Entrance Hall

Accessed through the porch via a UPVC door at the front of the property there is lawned areas to the front and side with low level fencing.

### Lounge

13'11" x 10'5" (4.26 x 3.20)

The lounge has a chimney breast with feature wall and fireplace with electric fire. The room has a single radiator and tv point.

### Kitchen

14'4" x 6'2" (4.37 x 1.90)

The fitted kitchen has a range of lower and wall cupboards with a single sink drainer with mixer tap, a gas cooker point and space for a washing machine and fridge freezer. The room has a radiator and very useful under stairs pantry area. The window looks out to the side.

### Bedroom One

7'9" x 11'10" (2.37 x 3.63)

Very stylishly decorated with an on trend feature wall and room for a king sized bed. With fitted wardrobes and a radiator. The window looks out over the rear of the property.

### Bedroom Two

5'11" x 9'2" (1.81 x 2.80)

Bedroom two currently used as a dressing room., whilst large enough for a good sized single bed. Tastefully decorated and has a radiator and window overlooking the rear of the property.

### Bathroom

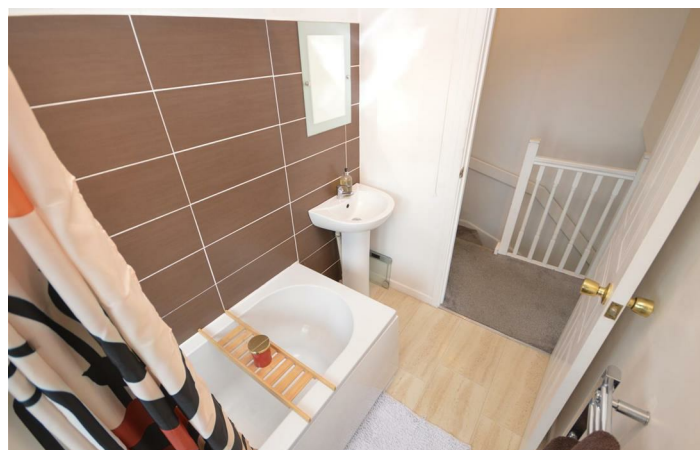
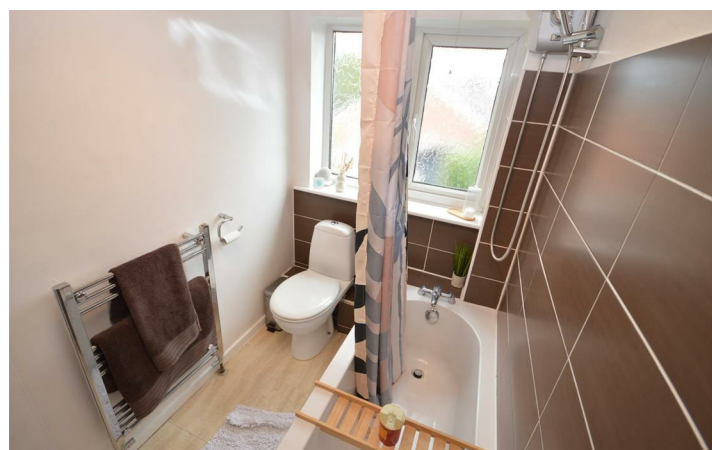
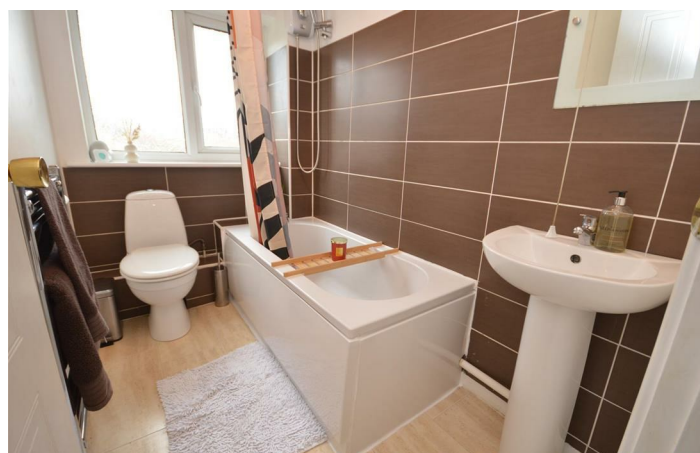
7'9" x 4'10" (2.37 x 1.49)

The Family bathroom has a low flush wc, wash hand basin and panelled bath with shower over. Finished in oversized floor to ceiling tiles. There is a wall mounted towel radiator and UPVC frost window.

### External

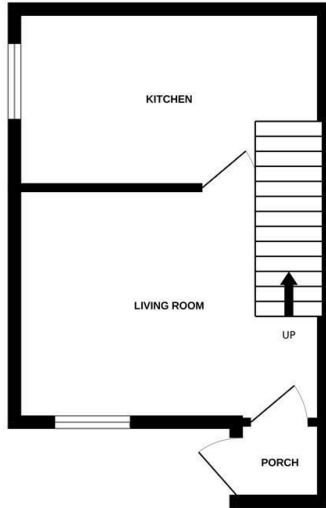
A large rear garden with plenty of space and even potential to extend subject to planning. Off road parking space for one vehicle.



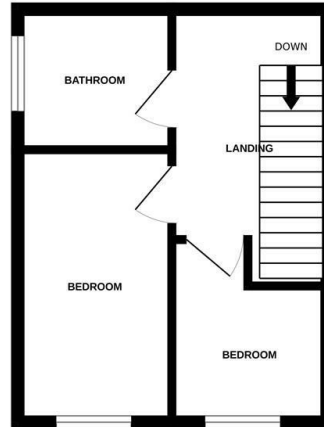


## Floor Plan

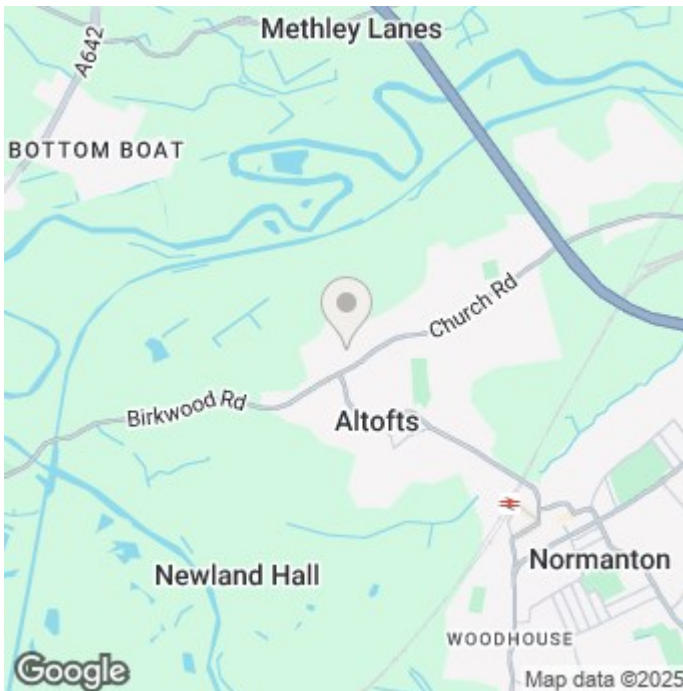
GROUND FLOOR




1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating


	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD.  **CASTLE DWELLINGS**